



LEGACY COMMUNITY PARTNERS

Frank D. Reeves Center Redevelopment

January 26, 2023

Public Disposition Hearing



LEGACY
COMMUNITY PARTNERS

OUR TEAM

Local Black, Brown, and Women-owned firms

10+ years of collaboration



Buwa Binitie
Dantes Partners



Bo Menkiti
Menkiti Group



Angel Brunner
EB5 Capital



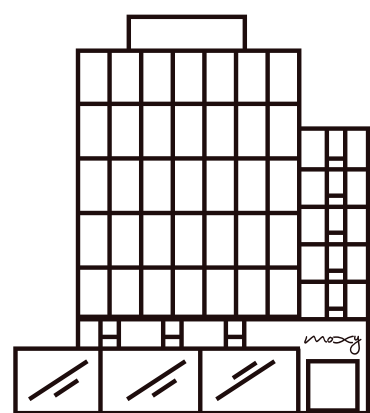
Fernando Bonilla-Verdesoto
Soto



CREATING A DIVERSE SPACE

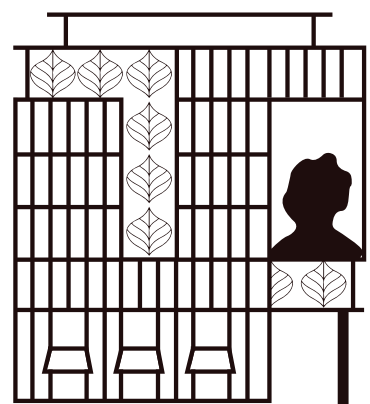
Project Concept

HOTEL



150-180
KEYS
63.8K SF

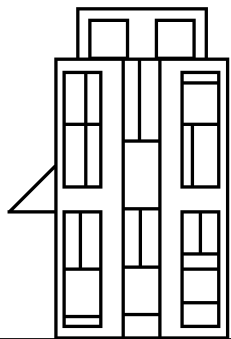
OFFICE



NAACP
101.3K SF



43 UNITS + **3** FOR-SALE
TOWNHOMES



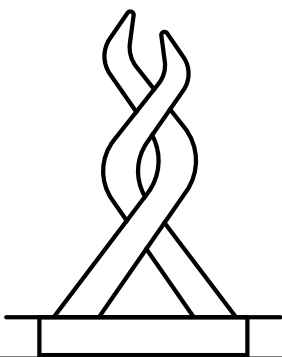
38.5K SF
SENIOR
HOUSING

246 UNITS
+ **4** FOR-SALE
LIVE-WORK
UNITS



MULTIFAMILY
222.2K SF

OUTDOOR
AMENITIES
18K SF RETAIL



PUBLIC
GATHERING
SPACE

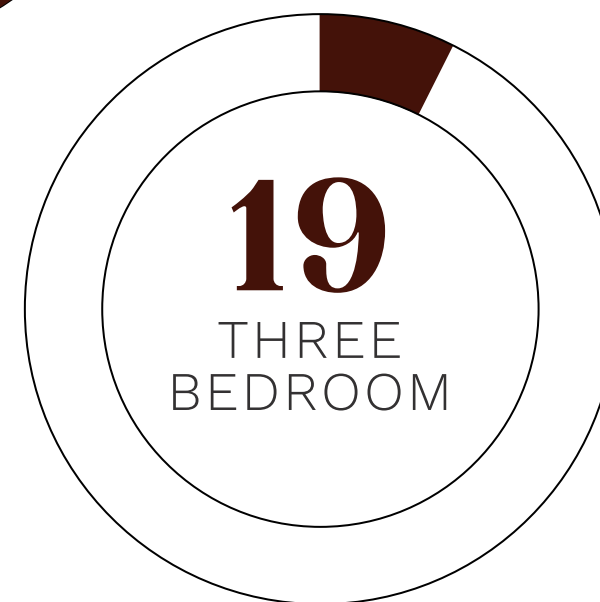
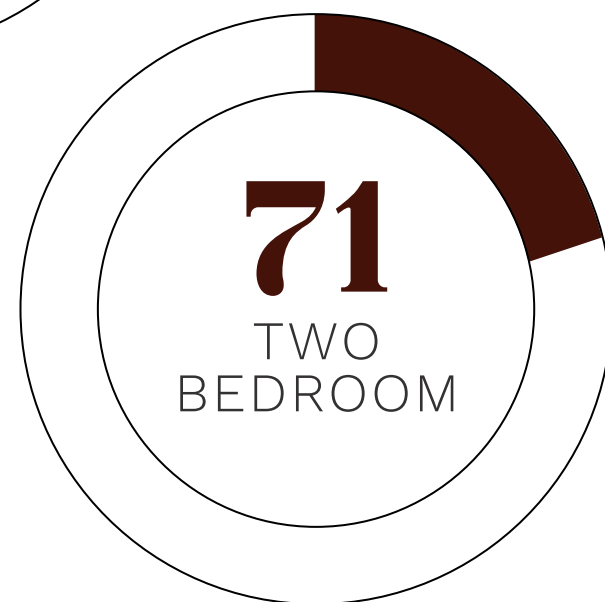
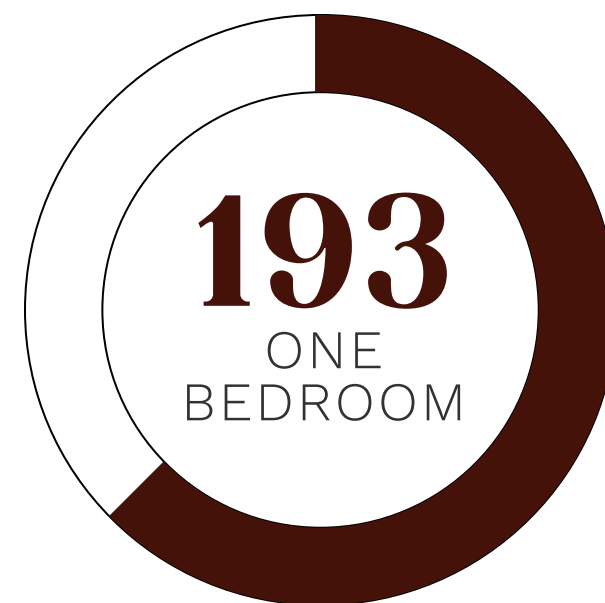
MULTIPLE USES EMBRACING AND ENHANCING THE SITE'S RICH HISTORY

HOUSING OPPORTUNITIES

The Barry & The Zora

Multifamily Building

299 New Residential units in
high opportunity areas



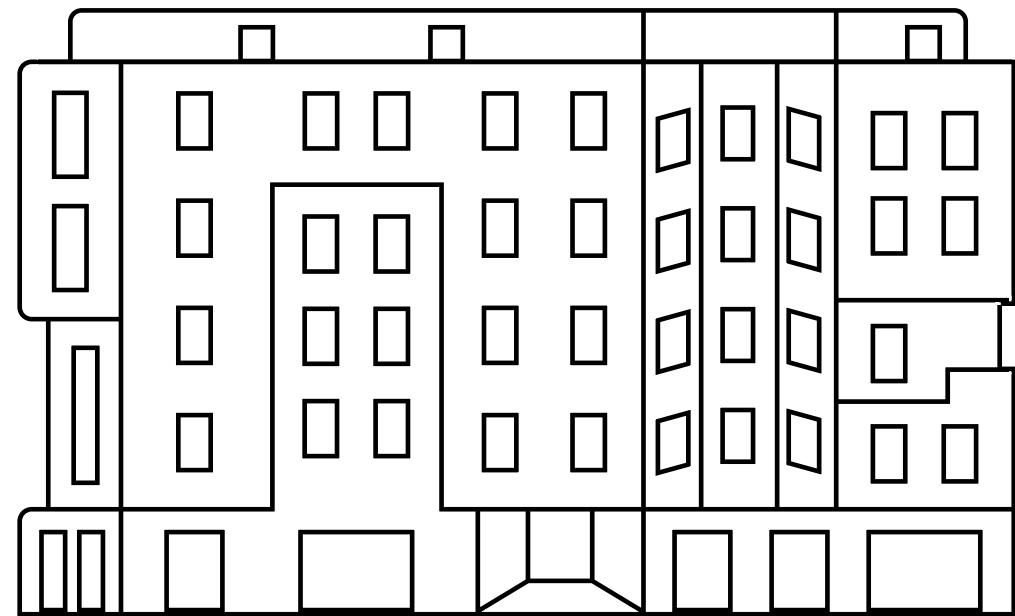
The team's collective mission is to maximize affordable housing opportunities throughout the District. The redevelopment will adhere to DC Code 10-801



HOUSING OPPORTUNITIES

The Barry & The Zora

Homeownership opportunities












7 for sale townhomes in
the heart of the city



HOUSING OPPORTUNITIES

A Diverse Spectrum of Income

	PROFESSIONAL	AMI	INCOME
POLICE OFFICER		80%	\$ 59,875
FAMILY SOCIAL WORKER		80%	\$ 62,252
FIRE FIGHTER		60%	\$ 50,871
NURSE (LPN)		60%	\$ 52,658
EMT		50%	\$ 39,093
DELIVERY TRUCK DRIVER		50%	\$ 43,626
STOCK CLERK		50%	\$ 39,455
CASHIER		30%	\$ 25,306
BARTENDER		30%	\$ 25,773

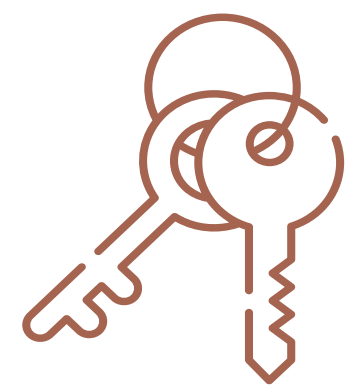
Source: National
Housing Conference

JOB OPPORTUNITIES

Moxy Hotel

A Marriott™ Selected Hotel

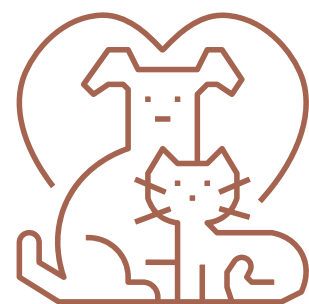
Urban and modern hotel with a stylish approach to **hospitality**.



150-180 Keys



**SMART
ROOMS**



**PET
FRIENDLY**



**COMPETITIVE
PRICES**



**COMMUNAL
SPACES**

moxy
HOTELS



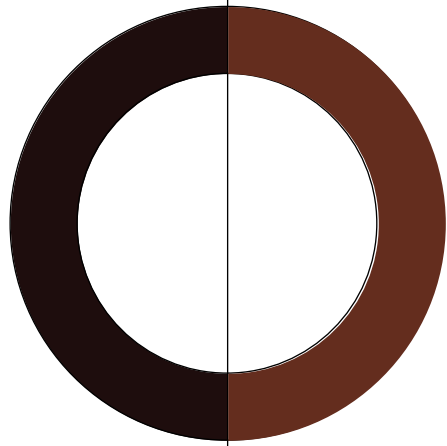
JOB OPPORTUNITIES

New Franklin D Reeves Center

Excellence in Placemaking

Total **100K SF**

50K SF
NAACP
NEW HQ



50K SF
OTHER
GOVERNMENT
AGENCIES



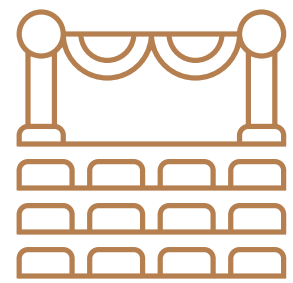
976 per day
FOOT TRAFFIC INCREASE



BUSINESS OPPORTUNITIES

Marion Barry Square

Community Space to Thrive



REVITALIZE
BLACK BROADWAY



8,500^{SF} FOOD HALL
13+ BUSINESSES



CONSTELLATION THEATER
CULTURAL & ARTS
PROGRAMMING



**FARMER'S
MARKET TENTS**
ONE FOR ONE REPLACEMENT
WITH OPPORTUNITY TO GROW



BUSINESS OPPORTUNITIES

Retail Opportunities



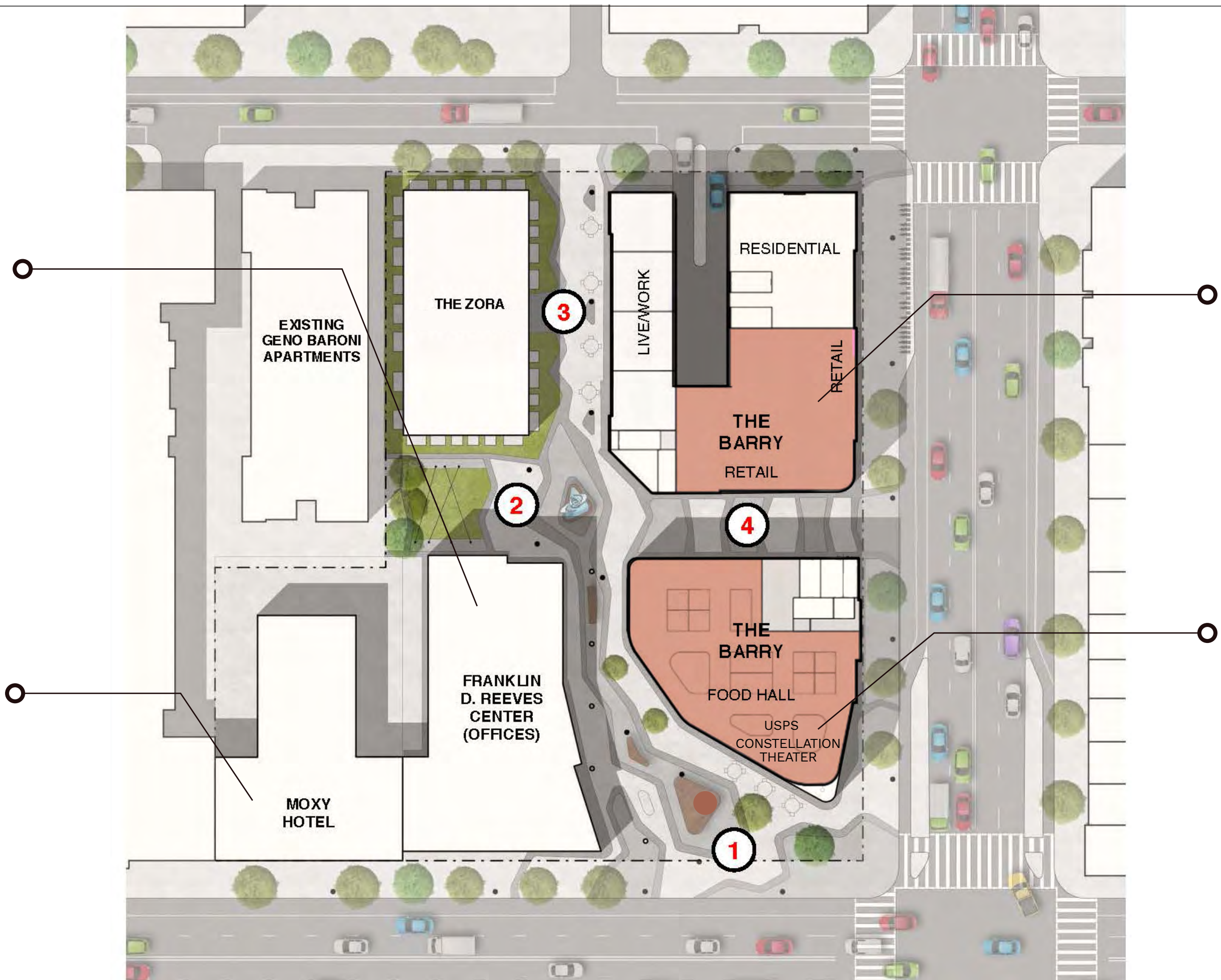
18,070SF
TOTAL RETAIL SPACE



1,000SF
DC CENTRAL
KITCHEN



2,600SF
SONGBYRD



5,970SF
RETAIL/
COMMERCIAL



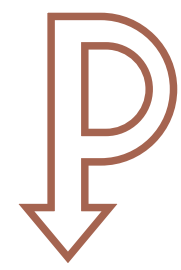
8,500SF
FOOD HALL

CONSTELLATION
THEATRE COMPANY
in residence at Source



PARKING AND SERVICES AREAS

Easy to Access Underground Parking



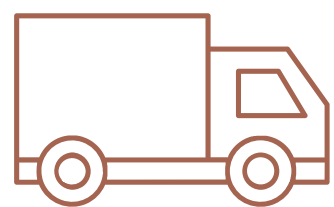
Underground parking with V St entrances



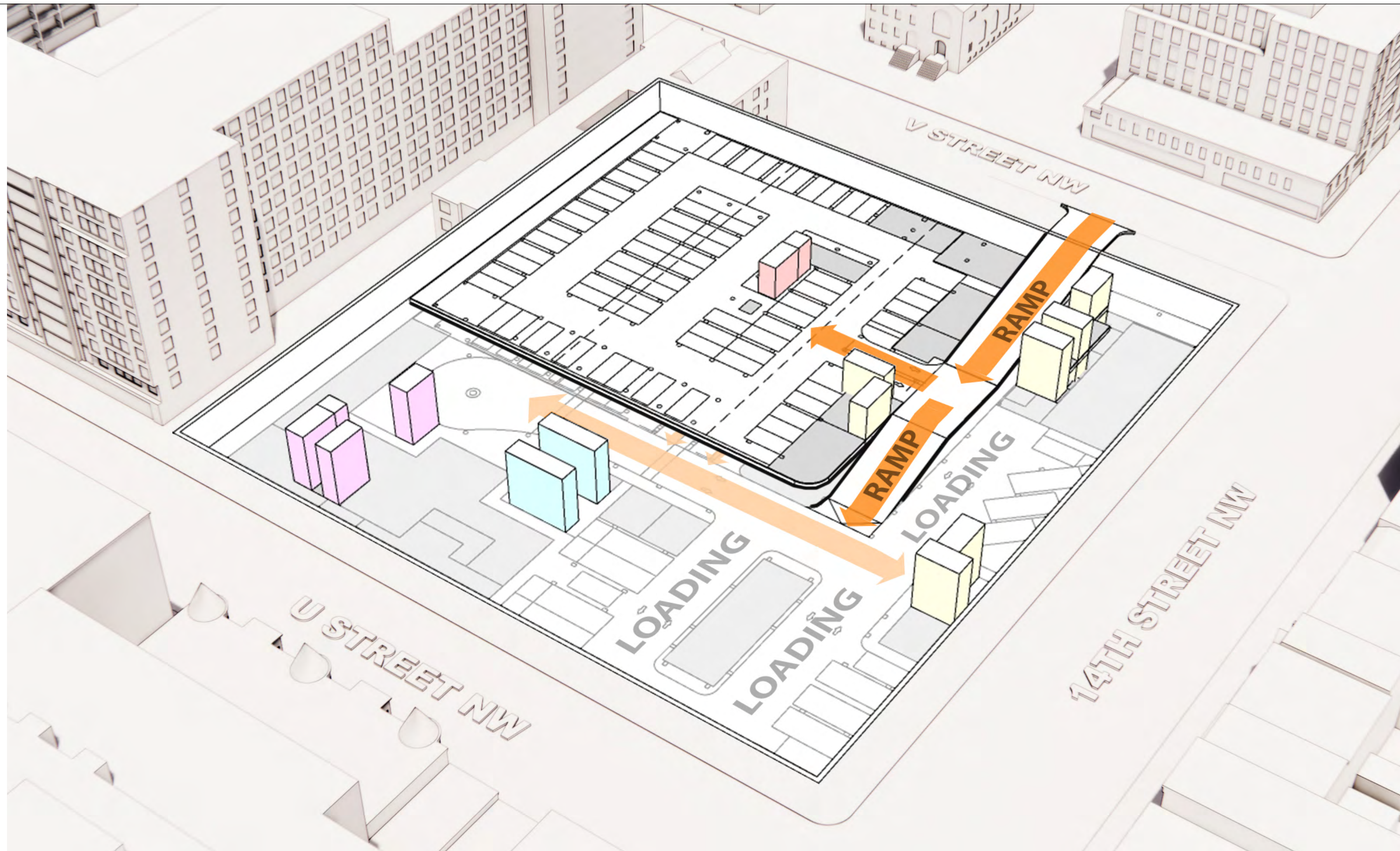
Preserve structural integrity



147 parking spaces

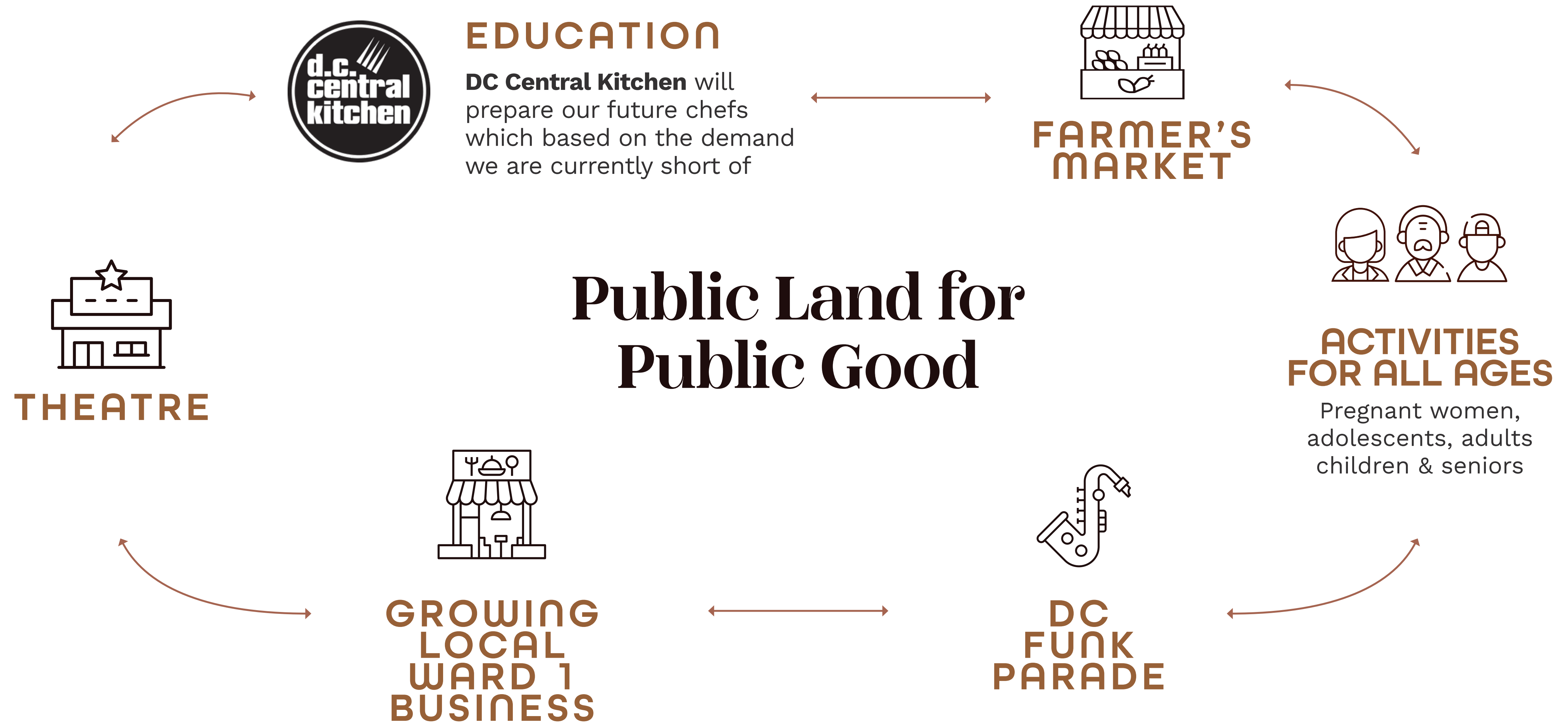


No Loading or Unloading above ground



BUILDING A LEGACY FOR THE COMMUNITY

Community Benefits



VISION DIVERSITY BEYOND CHECKING A BOX

Commitment to Local Businesses



50% PARTICIPATION
OF LOCAL MINORITY-
OWNED FIRMS DURING
CONSTRUCTION

INSTEAD OF THE 30%
CBE REQUIRED



CBE PROJECTED
PARTICIPATION 100%
ABOVE REQUIREMENT

NAACP

**SIGNIFICANT
OWNER**

OUR VISION





Thank You.

REVITALIZEREEVES.COM